

August 11, 2010

ITEM NO. B2

AUTHORIZATION TO: 1) SUBMIT A DISPOSITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (“HUD”) FOR PROPERTY LOCATED AT 125 N. HOYNE AVENUE, CHICAGO, ILLINOIS AND 2) ENTER INTO A LONG TERM LEASE WITH MAJOR ADAMS COMMUNITY COMMITTEE

To the Honorable Board of Commissioners:

RECOMMENDATION

It is recommended that the Board of Commissioners authorize the Chief Executive Officer or his designee to: 1) Submit a disposition application to HUD for the property located at 125 N. Hoyne Avenue, Chicago, Illinois and 2) Enter into a long term lease with Major Adams Community Committee, for a base term of 10 Years with 2 five year option periods; and a monthly rent in the amount of \$100.00.

FUNDING
N/A

EXPLANATION

During the past several months a CHA-owned community center building located at 125 N. Hoyne Avenue has undergone a comprehensive modernization. The renovation of this CHA property will enable it to better serve as the future site of the Major Adams Community Center. Prior to the renovation of this building, the Major Adams Community Committee (the “MACC”) occupied this property and enjoyed a long history of serving the Chicago Housing Authority’s children and families. This not-for-profit organization will continue to provide after-school and summer programs for the families of Henry Horner Homes, the Villages of Westhaven, and Westhaven Park. The renovated community center building includes a gymnasium, offices and meeting rooms.

The terms of the lease with the MACC are as follows:

Term: Ten-year base term with 2 five year option periods.

Rent: \$100/month

Utilities: MACC will pay for utilities and operating costs for the leased space.

Maintenance: MACC will be responsible for all routine and capital maintenance repairs of the leased space, including a preventative maintenance program.

Security: The MACC shall provide appropriate security for the leased space.

Insurance: MACC shall maintain insurance during the terms of the Lease with the minimum limits of liability as required by the CHA.

Programming: MACC will operate the leased space to provide after-school and summer programs for the families of Henry Horner Homes, the Villages of Westhaven, and Westhaven Park.

Reporting: MACC will provide an annual report that will highlight the number of participants and success of their programs.

Based on the foregoing, it is recommended that the Board of Commissioners authorize the Chief Executive Officer or his designee to: 1) Submit a disposition application to HUD for the property located at 125 N. Hoyne Avenue, Chicago, Illinois and 2) Enter into a long term lease with Major Adams Community Committee, for a base term of 10 Years with 2 five year option periods; and monthly rent in the amount of \$100.00.

RESOLUTION NO. 2010-CHA-97

WHEREAS, the Board of Commissioners have reviewed Board Letter dated August 11, 2010, entitled “Authorization to: 1) Submit a Disposition Application to the U.S. Department of Housing and Urban Development for Property located at 125 N. Hoyne Avenue, Chicago, Illinois and 2) Enter into a long term lease with Major Adams Community Committee.”

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, The Board of Commissioners authorizes the Chief Executive Officer or his designee to: 1) Submit a disposition application to HUD for the property located at 125 N. Hoyne Avenue, Chicago, Illinois and 2) Enter into a long term lease for 10 years; with 2 five year option periods, with the same terms and conditions and monthly rent in the amount of \$100.00.

